

TOWN OF NEWSTEAD - PLANNING BOARD MINUTES
July 21, 2003

PRESENT: Tom Cowan, Chair
Don Hoefler
Mark Decker
Andy Kelkenberg
Rick Meahl
John Potera
Rebecca Baker, Planning Board Clerk

The meeting was called to order by Tom Cowan at 7:30 PM.

Minor Subdivision Application – one lot on Hunts Corners Rd. owned by Lavern & Ann Heble

Lot size is 170' x 397'. There are no easements or right of way. Mr. & Mrs. Heble were made aware of the lateral restriction regarding public water. Mark motioned to approve the requested sub division, Andy seconded and all approved.

Site Plan Approval – AT & T Cell Tower – Rapids Rd. owned by Howie Brucker

Present were Maureen Elwell, Attorney, George Drysdale, Engineer, Jackie Heagney, Property Specialist, and Gary Ferrara, Zoning Specialist. The Board reviewed the site plan and found that all code issues have been addressed. The applicant will need a variance for the height request of 250', which is scheduled for August 15th. The planning board would like to see the tower engineered to accommodate at least 5 antennas. Maureen indicated they would be willing to engineer the tower to the Zoning Boards request. Concern was voiced regarding the need for a strobe light. The applicant will contact the FAA to see if there is a minimum height that requires a strobe. The board will table a decision of recommendation until the August 4th meeting.

Preliminary Concept Plan – Michael Schmidt – 90 acres between Clarence Center and Keller Roads

This is Michael Schmidt's third meeting. He presented an official survey, which indicated there is 66' of frontage along Keller Rd. The board feels this is the best use of land, and after considering the following items will recommend approval of the variance request to the Zoning Board of Appeals:

1. Safety regarding street address on Keller Rd. vs. Clarence Center Rd.
2. Infringement on the Town's bike path
3. Access to rear fields for farming purposes
4. Initial plan with a 150' x 10' strip of frontage to conform to code

Minutes Review

Andy motioned to approve the minutes from the July 7th meeting, seconded by Don and all approved.

Zoning Report Review

The Zoning Report was reviewed and discussed.

UNFINISHED

- ❑ Sign Ordinance –Rebecca will send a copy along with a memo to the Town Board and Nathan for adoption
- ❑ Subdivision Ordinance –Nathan provided a copy of Marilla's code regarding flag lots. Tom will contact other towns to request a copy of their code.
- ❑ Moratorium/Overlay Zone – A presentation by Drew Reilly of Wendel Duchescherer will be made at either the August 4th or August 18th meeting, whichever is better for Drew.

The next meeting will be held on August 4th. John motioned to adjourn the meeting at 9:43 PM, seconded by Mark and all approved.

Respectfully submitted by,
Rebecca Baker, Recording Secretary